

**Lodge Suncadia Residential Condominium Association**  
**Board of Directors Open Meeting**  
**August 1<sup>st</sup>, 2024 – 3:00 pm**  
**Real Estate Conference Room and remote meetings via Teams**  
**MINUTES**

**Call to Order:** The meeting was called to order at 3:09 by Secretary Brian Jacobson.

A quorum was present with the following in attendance: Brian Jacobson- Secretary, Christine Kipp-Treasurer, and Jason Fay- 2<sup>nd</sup> Vice President.

*President Gary Kittleson – Not present, Vice President position open.*

**Other attendees:** Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Katie Daniels- Administrative Assistant, Brandi Darnall – Owner Relations Manager, Mark Rhoton – Director of Operations, Annalisa Johnson – Chief Financial Officer, Vanessa Reust – Senior Accounting Manager

**Owner attendees:** Sandra Tracy, John Beck, Shelley Guimont

**Owner Comment Forum:** No comments.

**Approval of Minutes:**

1. The minutes of the Regular Board Meeting on 7/15/2024 were approved as distributed.
  - a. The Board requests Management provide Board meeting recordings as standard practice.
  - b. The Board requests Management provide the Secretary an editable minutes document in advance of next scheduled meetings.

**Treasurer's Report:**

1. Annalisa Johnson presented the Q2 2024 Treasurers Report.
2. Vanessa Reust presented the Q2 2024 A/R report.

**Management Report:** Edward Simpkins presented the Management Report.

1. The Lodge Hallway painting project was completed on time and on budget.
  - a. The touch up painting proposal around the artwork is \$1,230.00 daily rate.
2. Renee Fayall with D. Marie Interiors is finishing the artwork installation this week.
3. Hughes Reserves and Asset Management team was onsite in July.
  - a. The Reserve Study report will be provided to The Board.
4. A proposal was presented to the LMCA Board for roofing and rain gutter work.
5. Management has revisited the proposal for repairs to the Telkonet system.
  - a. The reserve specialist will be looking at this item and replacement cost.
6. Energy Management Programs are being discussed with Mike Shutts – VP of Engineering for CoralTree and Consultant with InSite Energy Management.
7. Regarding Sonify FTG (free to guests) hospitality is looking at other options for this service.

**Unfinished Business**

1. The Board requested the maintenance contract to be paid at 66% of the contractual rate for January – February. The contract amount was paid in full.
2. The breakdown of the 2023 reserve carpet expense spending was deferred and will be revisited at the next meeting when Gary Kittleson is present.

3. The Board discussed scheduling a mid-year special meeting of the owners.
  - a. Agenda, date and details will be discussed over email.
4. The Board discussed an owner appointment to the open position.
  - a. Shelley Guimont was introduced to The Board as a candidate.

**New Business**

1. The Board approved the letter sent by LRCA Attorney Anthony Rafel to New Suncadia Hospitality LLC dated today 8/1/24 and the payment under protest of the invoice for March, April, May and June 2024.
  - a. The full invoice received July 22<sup>nd</sup> 2024 in the amount \$32,580.96 to be paid.
2. The Board approved authorizing Renee Fayall with D. Marie Interiors to purchase the approximately 8 new lights to provide lighting for the old and new artwork being installed and to use her professional judgement as to location of these pieces.

**Adjournment:** The meeting adjourned at 4:05 pm.

**Executive Session:** The Board recessed into Executive Session.

The Board adjourned the meeting at 5:20 pm

**Submitted:**

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Secretary – Brian Jacobson                                  Date

